

HEARTLAND DENTAL CleanSlate

2455 EAST MAIN ST | PLAINFIELD, IN

OFFERED
FOR SALE
\$2,932,000
7.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively retained to offer for sale 2455 East Main Street in Plainfield, Indiana, a 100% leased multi-tenant outpatient medical asset occupied by Heartland Dental and Clean Slate Medical Group. The property provides investors with diversified cash flow from two established healthcare operators while benefiting from the long-term stability and defensive characteristics of the outpatient medical sector.

Constructed in 2016 as a purpose-built medical facility, the property is strategically positioned along East Main Street (US-40), one of Plainfield's primary commercial corridors. Located adjacent to Walmart Supercenter within Plainfield Crossing, the asset enjoys exceptional visibility, exposure to more than 32,000 vehicles per day, and convenient access to Interstate 70, Indianapolis International Airport, and the greater Indianapolis metropolitan area.

Plainfield continues to rank among the fastest-growing communities in Central Indiana, supported by strong population growth, above-average household incomes, and one of the nation's premier logistics and distribution hubs. Combined with a high-quality healthcare tenancy, diversified rent stream, and excellent regional accessibility, the property offers investors the opportunity to acquire a well-located medical investment in one of the Indianapolis MSA's strongest suburban markets.

NOI	\$212,572
CAP	7.25%
PRICE	\$2,932,000



PROPERTY OVERVIEW

Address	2455 East Main St, Plainfield, IN 46168
Tenants	Heartland Dental & Clean Slate Medical Group
Building Size (GLA)	6,678 Square Feet
Land Size	1.35 Acres
Year Built/Renovated	2016
NOI	\$212,572



 **37,287** PEOPLE
IN 3 MILE RADIUS

 **\$104,589** AHHI
IN 3 MILE RADIUS

 **32,200** VPD
ON US 40



100% LEASED HEALTHCARE ASSET

Fully occupied by Heartland Dental and Clean Slate Medical Group, providing investors with income from two established healthcare operators serving complementary outpatient medical uses.



COMPLEMENTARY MEDICAL TENANCY

The combination of dental and outpatient treatment services creates a diversified healthcare destination that generates recurring patient traffic while reducing reliance on a single tenant.



AFFLUENT & RAPIDLY GROWING TRADE AREA

Located within one of the Indianapolis MSA's fastest-growing communities, serving households with average incomes exceeding \$104,000 within three miles and \$111,000 within five miles, supported by continued residential and commercial expansion.



PREMIER RETAIL CORRIDOR

Situated along East Main Street (US-40) adjacent to Walmart Supercenter and within Plainfield Crossing, surrounded by national retailers including Meijer, Lowe's, Kroger, ALDI, Chick-fil-A, Starbucks, and Target.



INDIANAPOLIS MSA LOCATION

Positioned approximately 15 minutes west of Downtown Indianapolis with immediate access to I-70 and Indianapolis International Airport, providing excellent regional connectivity throughout Central Indiana.



HIGH-VISIBILITY LOCATION

Fronting East Main Street (US-40), the property benefits from exposure to more than 32,000 vehicles per day, excellent access, and strong visibility within one of Plainfield's primary commercial corridors.

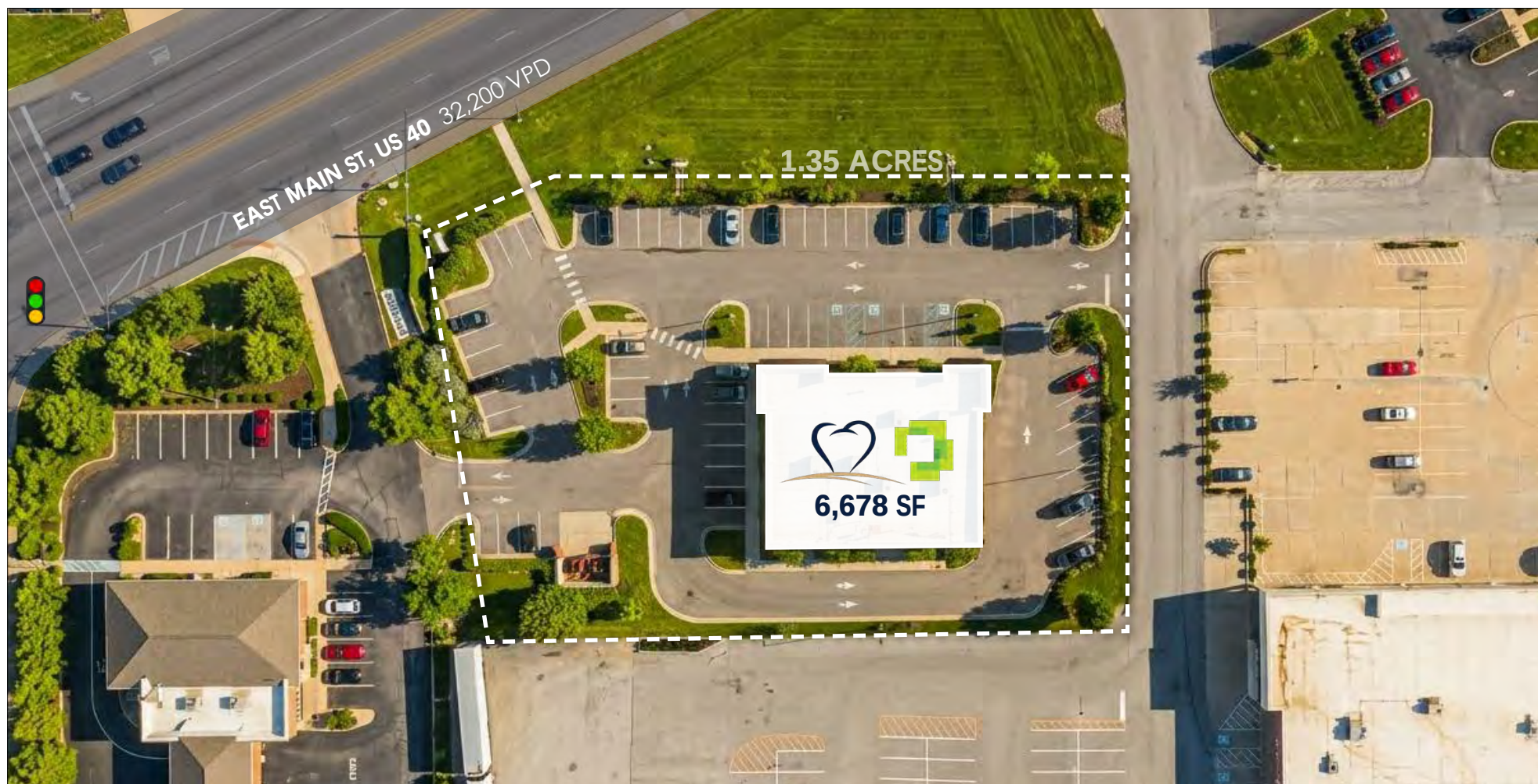


RENT ROLL & SITE PLAN

HEARTLAND DENTAL & CLEAN SLATE PLAINFIELD, IN

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TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	NEXT RENT ESCALATION DATE	ESCALATIONS	RENEWAL OPTIONS	OPTION RENT
Heartland Dental	3,218	8/1/2022	7/31/2032	\$33.78	\$108,700	8/1/2027	\$34.45 2% Annual Increases	(4) 5-Year Options Option 1 Option 2 Option 3 Option 4 2% Annual Increases	– \$38.04 \$43.04 \$48.69 \$55.09
Clean Slate	3,246	12/15/2018	5/31/2031	\$32.00	\$103,872	-	-	(1) 5-Year Options Option 1	– \$34.00
TOTAL	6,678 SF			\$65.78	\$212,572				





HEARTLAND DENTAL CleanSlate

2455 EAST MAIN ST | PLAINFIELD, IN

Walmart
Supercenter

planet
fitness

EYEGLASS
WORLD

MURPHY
USA

PNC

AutoZone



ALDI

0.3 MILES FROM SITE

THE SHOPS AT
PERRY CROSSING

AMC BARNES & NOBLE
AMERICAN EAGLE
DICK'S SPORTING GOODS JCPenney
H&M OLD NAVY

1 MILE

5,760
PEOPLE
\$97,484
AHHI

3 MILES

37,287
PEOPLE
\$104,589
AHHI

5 MILES

84,671
PEOPLE
\$111,423
AHHI

EAST MAIN ST, US 40 32,200 VPD





PLAINFIELD

INDIANAPOLIS
15 MILES

DAYTON
134 MILES

CINCINNATI
123 MILES

THE INDIANAPOLIS-CARMEL-GREENWOOD METROPOLITAN STATISTICAL AREA is the economic center of Indiana and one of the Midwest's fastest-growing metropolitan regions. Home to more than 2.2 million residents, the MSA is supported by a highly diversified economy driven by healthcare, advanced manufacturing, life sciences, logistics, finance, technology, and professional services. Major employers including Eli Lilly & Company, Salesforce, Indiana University Health, Roche Diagnostics, Cummins, and Rolls-Royce North America provide a stable employment base that continues to attract businesses and new residents to the region.

Located approximately 15 miles west of Downtown Indianapolis, Plainfield has emerged as one of the region's premier logistics and distribution hubs due to its immediate access to Interstate 70 and proximity to Indianapolis International Airport, home to one of the largest FedEx air hubs in the world. The town has attracted significant investment from Amazon, FedEx, UPS, Walmart, DHL, Penske Logistics, and numerous other national employers, driving continued residential and commercial growth. Supported by exceptional transportation infrastructure, affluent demographics, and a rapidly expanding population, the Indianapolis MSA remains one of the Midwest's strongest markets for long-term commercial real estate investment.



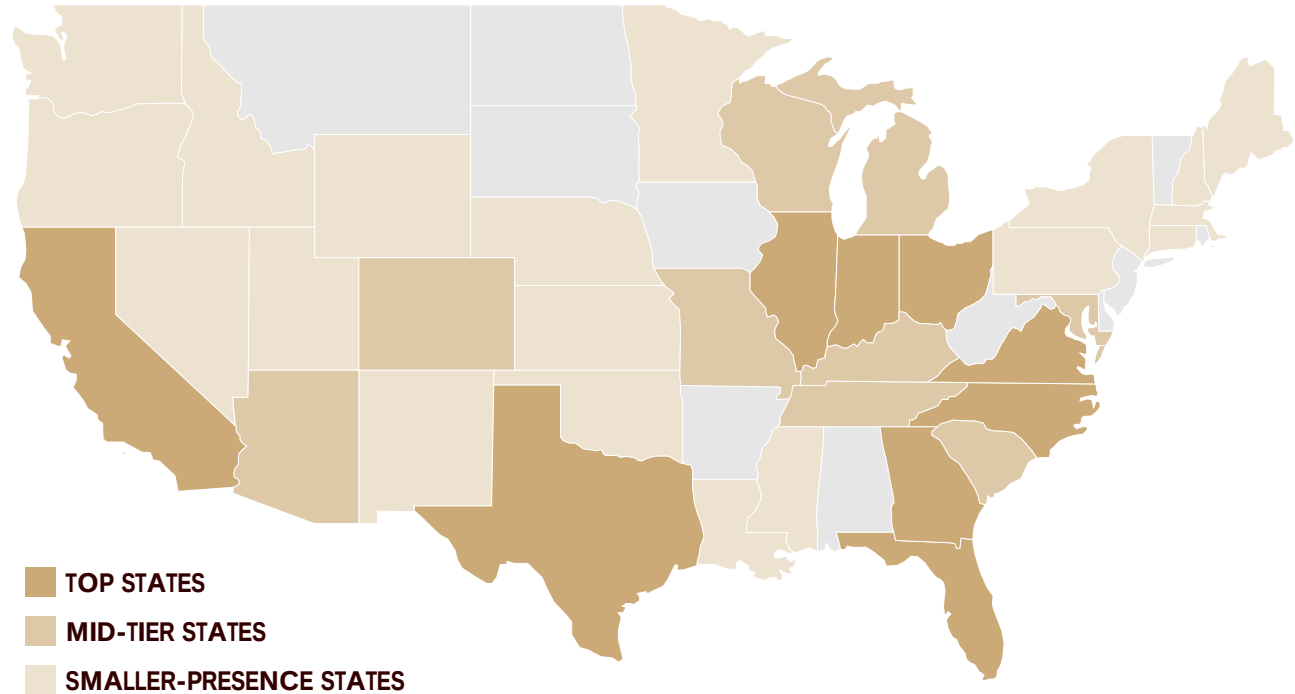


HEARTLAND DENTAL QUICK FACTS

Founded:	1997
Headquarters:	Effingham, IL
Ownership:	Private
Locations:	1,900+
Guaranty:	Corporate

Heartland Dental is the nation's largest dental support organization (DSO), providing comprehensive non-clinical administrative services to a network of affiliated dental practices across 39 states and the District of Columbia. Founded in 1997 by Dr. Rick Workman, the company has grown into an industry leader, supporting more than 3,000 dentists across over 1,900 locations nationwide. Heartland Dental is backed by leading institutional investors, including KKR and the Ontario Teachers' Pension Plan, reflecting the strength and scale of its platform.

Through its centralized operating model, Heartland Dental provides affiliated practices with essential business support services, including marketing, technology, human resources, accounting, and compliance, allowing providers to focus on patient care. Supported by favorable demographic trends and a highly fragmented dental industry, the company continues to expand its national footprint through new affiliations and de novo growth, reinforcing its position as the market leader in the dental services sector.



\$4.2B
2025 REVENUE



1,900+
TOTAL LOCATIONS



39 STATES
GEOGRAPHIC FOOTPRINT



40,000+
TOTAL EMPLOYEES



S&P: B
CREDIT RATING



READ MORE

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HEARTLAND
— D E N T A L —
CleanSlate 

Exclusively Offered By



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